



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt resolution authorizing the City Manager to allocate a **Public Benefits** Program rebate to Myers & Eby Property Management for a **demand-side** management project (\$9,004.50) (EUD)

MEETING DATE: January 18, 2006

PREPARED BY Interim Electric Utility Director

RECOMMENDED ACTION: That the City Council adopt a resolution authorizing the City Manager to allocate a Public Benefits Program rebate in the amount of \$9,004.50 to Myers & Eby Property Management for a demand-side management project.

BACKGROUND INFORMATION: Myers & Eby Property Management has installed a cool roof (often referred to as a "white roof" or "sun reflective roof") at one of their properties, The Crescent Apartments (315 S. Crescent Avenue). A cool roof is a qualifying component of the City of Lodi Public Benefits Program, and is a recognized energy efficiency improvement by EnergyStar®, the California Energy Commission, and electric utility/service providers around the country. The City of Lodi Electric Utility has provided rebates to six (6) customers who have installed a cool roof on their Lodi property in the last few years. A cool roof typically reduces "heat gain" (from the sun) through a roof and attic space by approximately 20 degrees, creating a cooler environment inside the structure. A cooler interior structure reduces the need for operating a central air conditioning system or single-room air conditioners, thus reduced electric energy consumption.

In an effort to make the apartment complex more energy efficient, while enhancing the strength and durability of the roof space, Myers & Eby Property Management opted for a new, cool roofing product, covering 19,700 square feet of roof. The projected annual energy savings are: 4,800-kilowatt hours (kWh), and 3.5 kilowatts (kW/demand) facility-wide. These projected energy savings will be realized by residents living in one of the complexes 21 upstairs units.

Electric Utility staff respectfully recommends approval of this rebate, as a qualifying component of the City of Lodi Public Benefits Program, in the category of demand-side management or energy conservation. Rebates of this size (in excess of \$5,000, and requiring Lodi City Council approval) are provided to commercial/industrial customers on a first-come, first-served basis, with a total of three (3) large rebate projects (again, those in excess of \$5,000) granted each quarter. For this third quarter of the 2005-2006 fiscal year, this is the first such large, qualifying demand-side management project.

FISCAL IMPACT: The projected energy savings noted above will result in a revenue loss (savings to the customers) of approximately \$750 per year. This figure is calculated by dividing the total energy savings (kWh) by seven calendar months, April through October (in Lodi, these are considered to be the months with the most sunshine annually); then, multiplying this figure to the price charged per kilowatt hour for energy; then multiplying this figure by

APPROVED:

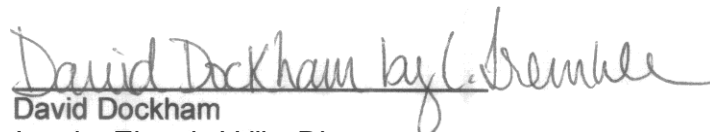
Blair King, City Manager

seven months (calculation: 4,800 kWh/7 months = 686 kWh 'x' \$0.156 kWh price = \$107.00 'x' 7 months = \$749.00).

FUNDING AVAILABLE: Public Benefits Program: 164605 (Category: Demand-side Management)



Ruby Parste, interim Finance Director



David Dockham
Interim Electric Utility Director

Prepared By: Rob Lechner, Manager, Customer Service and Programs

DD/RL/lst

c: City Attorney

RESOLUTION NO. 2006-16

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO PROVIDE A PUBLIC BENEFITS
PROGRAM GRANT – DEMAND-SIDE MANAGEMENT PROJECT
TO MYERS & EBY PROPERTY MANAGEMENT

WHEREAS, the City of Lodi's Public Benefits Program is comprised of four segments or customer groups: commercial/industrial, residential, community/non-profit, and municipal; and

WHEREAS, the Electric Utility Department recommends that the City provide a Public Benefits grant in the amount of \$9,004.50 to Myers & Eby Property Management who has installed a cool roof (often referred to as a "white roof" or "sun reflective roof") at one of its properties, The Crescent Apartments (315 S. Crescent Avenue); and

WHEREAS, a cool roof is a qualifying component of the City of Lodi Public Benefits Program and is a recognized energy efficiency improvement by EnergyStar®, the California Energy Commission, and electric utility/service providers around the country; and

WHEREAS, a cool roof typically reduces "heat gain" (from the sun) through a roof and attic space by approximately 20 degrees, creating a cooler environment inside the structure. A cooler interior structure reduces the need for operating a central air conditioning system or single-room air conditioners, thus reduced electric energy consumption; and

WHEREAS, in an effort to make the apartment complex more energy efficient, while enhancing the strength and durability of the roof space, Myers & Eby Property Management opted for a new, cool roofing product, covering 19,700 square feet of roof. The projected annual energy savings are: 4,800-kilowatt hours (kWh), and 3.5 kilowatts (kW/demand) facility-wide. These projected energy savings will be realized by residents living in one of the 21 upstairs units in the complex; and

WHEREAS, Electric Utility staff respectfully recommends approval of this rebate as a qualifying component of the City of Lodi Public Benefits Program in the category of demand-side management or energy conservation.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council hereby authorizes the City Manager to provide a Public Benefits Program Grant in the amount of \$9,004.50 to Myers & Eby Property Management to fund a demand-side management project as set out above.

Dated: January 18, 2006

I hereby certify that Resolution No. 2006-16 was passed and adopted by the Lodi City Council in a regular meeting held January 18, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk